

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Nancy Hoffmeier Zamora (SBN 137326) Chapter 7 Trustee U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com</p>	<p>FOR COURT USE ONLY</p>
<p><input checked="" type="checkbox"/> <i>Individual appearing without attorney</i> <input type="checkbox"/> <i>Attorney for:</i></p>	

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:	CASE NO.: 1:19-bk-10436-MB
JACK MIKAELIAN,	CHAPTER: 7
Debtor(s).	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 05/01/2019	<b>Time:</b> 11:00 am
<b>Location:</b> Ctrm. 303 U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 04/17/2019

**Description of property to be sold:** that certain residential real property commonly known as 11542 Encino Avenue, Granada Hills, California 91344, identified by Los Angeles County Assessor's Parcel Number No. 2607-011-015 (the "Real Property")

**Terms and conditions of sale:**

**"AS-IS, WHERE-IS" basis, for a sales price of \$760,000.00 (the "Sales Price")**

**Proposed sale price: \$ 760,000.00**

**Overbid procedure (if any):** See Attached Overbid Procedure

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date & Time: May 1, 2019 at 11:00 a.m.

Location: Ctrm. 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Nancy Hoffmeier Zamora, Chapter 7 Trustee  
U.S. Bank Tower  
633 West 5th Street, Suite 2600, Los Angeles, CA 90071  
Tel. 213-488-9411; Fax 213-488-9418  
e-mail: zamora3@aol.com

Date: 04/10/2019

1           A.     Each potential bidder (other than Buyer as defined in  
2     the Motion for Order Authorizing Trustee to Sell Real Property  
3     Free and Clear of Liens and Interests, Subject to Overbid (the  
4     "Motion")) in order to qualify as a bidder at the hearing on the  
5     Motion (the "Hearing"), shall

6           (1) submit to Trustee, prior to the commencement of the  
7     Hearing, a cashier's check in the amount of at least Thirty  
8     Thousand and no/100 Dollars (\$30,000.00) (the "Earnest Money  
9     Deposit") made payable to "Encore Escrow." Trustee shall refund  
10    the Earnest Money Deposit if Trustee accepts the bid of another  
11    bidder;

12          (2) bid on the identical terms as, or better terms than,  
13    Buyer as set forth in the Agreement, attached as Exhibit A to the  
14    Motion, including, but not limited to, the "AS-IS, WHERE-IS"  
15    condition of the sale with no contingencies;

16          (3) submit to Trustee prior to the commencement of the  
17    Hearing proof of ability to close escrow unconditionally on or  
18    before May 16, 2019, and to tender the balance of any bid made by  
19    such bidder, such proof to be deemed acceptable or unacceptable  
20    by Trustee in her sole discretion, subject to approval by the  
21    Court;

22          (4) agree to increase the Earnest Money Deposit to five  
23    percent (5%) of the successful bid amount and deposit such  
24    increased Earnest Money Deposit into the Sale Escrow no later  
25    than one day after the Hearing, i.e., May 2, 2019; and

26          (5) attend the Hearing to participate in the overbidding;  
27    and

28    . . . . .

1 B. The initial overbid shall be a total of \$765,000.00,  
2 i.e., \$5,000.00 more than the Sales Price of \$760,000.00, and all  
3 additional overbids must be made in minimum increments of  
4 \$5,000.00 over the last stated overbid made on the record.

5 If Highest Bidder fails to close the Sale Escrow on or  
6 before May 16, 2019, Highest Bidder shall forfeit the Earnest  
7 Money Deposit and the next highest bidder shall pay the next  
8 highest bid to purchase the Real Property within ten business  
9 days of written notification, transmitted via facsimile and/or e-  
10 mail, of Highest Bidder's default.

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## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 04/10/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee: United States Trustee (SV), ustpreion16.wh.ecf@usdoj.gov

Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com

Counsel for Debtor: Larry D. Simons, larry@lsimonslaw.com, Karen@lsimonslaw.com, simonsecf@gmail.com

Counsel for Flower Mikaelian: Vahe Khojayan, vahe@kglawpc.com

Counsel for Creditor: Valerie Smith, claims@recoverycorp.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 04/10/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Jack Mikaelian, 11542 Encino, Granada Hills, CA 91344

Debtor's Spouse: Flower Mikaelian, 11542 Encino, Granada Hills, CA 91344

Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050, Calabasas, CA 91302

Buyer: Nune Zilfinyan, c/o Anita Stephan, Compass, 9454 Wilshire Blvd. Beverly Hills CA 90212

Escrow: Jenica Pivnik, Encore Escrow, 23901 Calabasas Road, #1033, Calabasas, CA 91302

Title: Michelle Pascual, First American Title Company, 207 Goode Ave., Suite 410, Glendale, CA 91203

U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017

Judge: The Honorable Martin Barash, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 342,

Woodland Hills, CA 91367

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 04/10/2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/10/2019

Date

Cynthia Casas

Printed Name

/s/ Cynthia Casas

Signature